

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
Richmond Division

IN RE: THOMAS ALAN MINOR

BKN:3:10-BK-30161-DOT

and

RENEE SCOTT MINOR

ELOISE K. HAHN, MANAGER  
dba BURKE FINANCIAL LLC

and

MEMBER OF WIN PAR  
HOSPITALITY LAREDO LLC

Adversary Proceeding  
Counter Claim Complaint to::

Plaintiff,

APN: 3:13-AP-03152-DOT

v.

THOMAS ALAN MINOR

and

JASON M.KRUMBEIN, ESQ.

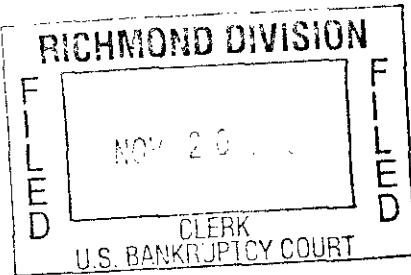
Defendants

ADVERSARY PROCEEDING COUNTER CLAIM COMPLAINT

Comes now plaintiff, pro se, who files this adversary proceeding  
counter claim complaint against the defendants and states as follows:

PRELIMINARY STATEMENT

1. This is an action by a former partnership member



and creditor of Win Par Hospitality Laredo, LLC, namely Burke Financial LLC (Hahn), who was swindled out of \$250,000 in a business skam organized by the other two members, being Thomas A. Minor (Minor) and William R. Parsons (Parsons). Hahn seeks actual, statutory, and punitive damages, attorney fees and costs and for declaratory and injunctive relief from Parsons and Minor for fraud. Further, Hahn seeks damages from Minor and Krumbein for harrassment, including damages from Minor for violations of the Bankruptcy Code, 11 U.S.C. Section 523, which precludes him from the discharge protection under Section 524 of the bankruptcy code.

#### JURISDICTION, VENUE and CORE PROCEEDINGS

2. This court has Federal jurisdiction, for Minor pursuant to 11 U.S.C. Sections 523 and 524 of the bankruptcy code.
3. This court is the proper venue for Minor's former bankruptcy proceeding since he filed his chapter 7 petition in this court. The majority of the actions claimed, however, occurred in Brevard County, Florida.
4. The FL state court action has personal jurisdiction over

Parsons since he resides in Brevard County, FL and  
he regularly transacts business in Florida.

5. The FL state court action has personal jurisdiction over the entity, Win Par Hospitality Laredo, LLC since the entity was incorporated and dissolved in the State of FL.
6. The State of Nevada has personal jurisdiction over Burke Financial, LLC since the entity was incorporated in the State of Nevada,

#### PARTIES

7. Hahn is the manager of Burke Financial, LLC.
8. Burke Financial, LLC was a member of the entity, Win Par Hospitality Laredo, LLC, a former Florida limited liability company.
9. Upon information and belief, Minor is a person who owes money to Hahn.
10. Upon information and belief, Krumbein, is a lawyer for Minor who represents Minor in a former bankruptcy matter filed in the Commonwealth of Virginia and an adversary proceeding he has filed against Hahn and her attorney, Sverbilow (Sverbilow).

#### FACTS

11. Minor filed a Chapter 7 Bankruptcy proceeding on

January 11, 2010. Minor did not disclose the debt due and owing to Hahn and/or Burke Financial LLC in the amount of \$250,000, who were members of Win Par Hospitality Laredo, LLC, nor did he disclose his partnership interest to Win Par Hospitality Laredo LLC , under question 18 of his chapter 7 petition.

- 12.. Minor purchased Lots 11 and 12 from Win Par Hospitality Laredo, LLC on May 31, 2007, copies of the title records are hereto attached in Exhibit A and B.
13. Minor and Parsons used \$149,000 of Hahn 's partnership capital to pay off the remaining note balance with Laredo National Bank on September 30, 2007, as shown on Exhibit C.. Parsons and Minor failed to notify Hahn of the transfer or write Hahn a check for the transfer in violation of Section 9.1, 9.3, and 9.4 of the operating agreement, a copy of which is hereto attached in Exhibit D. Specifically, Minor and Parson did not place cash equal to the purchase price for \$149,000 in escrow for the seller, Hahn. Instead Minor and Parson advised Hahn that they were reducing her LLC membership units from 18.2 to 9.9 so that Hahn would not need to be on the land loan with them for purchasing another lot for the LLC. Minor and Parson did not advise Hahn that they were purchasing

outright the LLC property, being lots 11 and 12 nor did they disclose to her that they had planned to use her capital to pay off a mortgage note with Laredo National Bank for \$149,0000. They did so willfully since they knew thetwo lots had appreciated considerably enabling them to finance and refinance the lots with considerable lines of credit for their benefit only. Essentially, Minor and Parson failed to pay Hahn \$149,000 for their purchase of the LLC lots. Instead they reduced her membership interests in the LLC and used her money as collaterol to purchase the third lot so that they could refinance the two paid lots and receive considerable cash distributions from the lots' equity line of credit. Accordingly, Hahn's money was part of the land loan and her membership interest should not have been reduced from 18.2 to 9.9, particularly since Minor and Parson were given mortgage proceeds from the LLC bank account in 2007. Further, Minor and Parsons had received considerable lines of credit from the refinancing. There should have been no reason to default on the mortgage notes after they took all the equity out of the LLC property. Additionally, Minor and Parsons failed to inform Hahn that the

transfer of her membership units of 18.2 - 9.9 = 8.3 units would result in termination of the LLC for federal income tax purposes.

14. Minor purchased another lot, namely lot 13 on May 31, 2007, for \$988,000, from another party as documented in Exhibit E, a copy of which is hereto attached.
- 15.. Minor failed to disclose his partnership interests in the entity, Win Par Hospitality Laredo, LLC, on question 18 of his chapter 7 petition for the period of 2005 through 2009, including other partnership interests he may have disclosed on his financial statement to Laredo National Bank in 2005 and 2007. Accordingly, Minor has violated Section 523 of the bankruptcy code and is precluded from chapter 7 protection pursuant to Section 524 of the bankruptcy code. Lists of members for the entity, Win Par Hospitality Laredo, LLC is hereto attached in Exhibit F.
16. Hahn was not notified of Minor's chapter 7 bankruptcy proceeding in 2010 by this court. Had Hahn been notified she would have objected to the discharge of debt in the amount of \$250,000 due to fraud.

17. A Chapter 7 discharge was entered on June 12, 2010, and Minor's bankruptcy was closed shortly thereafter.
18. In January of 2011, Hahn sent Minor a demand letter for payment of \$250,000 as outlined in a promissary note he had jointly executed with William Parsons on September 17, 2009, a copy of which is hereto attached in Exhibit G.
19. In 2012, Hahn contacted Minor with respect to the payment of the \$250,000. Minor advised Hahn that he was not on speaking terms with Parsons and that he filed a personal bankruptcy. Minor also advised Hahn that the LLC folded. Further, Minor advised Hahn to report her loss for \$250,000 without providing any financial documentation to support his bankruptcy claim, or any record documentation of what had transpired with Hahn's capital contribution to the LLC from 2006 to 2012. Essentially, Minor and Parsons had willfully violated the rules and regulations contained in the operating agreement for Win Par Hospitality Laredo, LLC, under Section 8 , a copy of which is hereto attached in Exhibit H. Specifically, Parsons and Minor failed to disclose to Hahn that they had dissolved the LLC entity on September 25, 2009, after they had provided her a promissary note for

\$250,000 on September 17, 2009. Minor and Parson dissolved the LLC entity even though there was no involuntary petition in bankruptcy against the LLC nor was their a filing against the LLC for reorganization. Minor and Parson also violated Section 6.2 of the operating agreement in that they failed to pay Hahn her capital contribution of \$250,000 in first order of priority. Instead Hahn was second or third order of priority since Parsons and Minor used her remaining capital contribution of \$71,000 to pay off notes from other creditors of the LLC in 2008. They did so willfully to conceal the equity they received from the lots in any mortgage agreement executed by them for the period May 2007 through February 3, 2009, specifically mortgage agreements on May 31, 2007, and August 1, 2008, copies of which are hereto attached in Exhibits A, B, and E. Parsons and Minor have also failed in providing Hahn any alleged foreclosure documentation of the lots to date, including short sales they may have negotiated. Apparently, Parsons and Minor have denied Hahn these documents to conceal the equity lines of cash they received from financing and refinancing the three lots for the period May of 2007 through February 3, 2009, specifically

they refinanced the three lots to a total mortgage amount of \$2,229,000 on August 1, 2008, which attributed to a short sales transaction of the lots on February 3, 2009, exceeding \$2,400,000. It is Hahn's impression that Parsons and Minor have concealed this information since they had agreed to pay her \$250,000 at the time the lots were sold, so  $(0.099)(\$2,400,000) = \$237,600$  plus interest or  $(.182)(\$2,400,000) = \$436,800$  plus interest. They have done so willfully.

20. That Hahn had no recourse but to file a complaint in Brevard County, FL requesting the financial records of the LLC and demanding payment of the \$250,000. In May of 2012 Parsons provided Hahn the financial documentation for the LLC. Unfortunately, Hahn was no longer able to report the partnership losses on her tax returns since she would have had to report the losses for 2007 and 2008 within three years from the date the loss occurred or April 15 of 2011 and 2012, respectively. Hahn has documented a total partnership loss of \$250,000 on her amended 2009 tax return dated April 15, 2013, however, she has not exercised the loss to offset any income to date due to negative cash flow and because she holds a promissary note for \$250,000, and the U. S. Treasury

has advised her that the parties, Parson and Minor, promised to pay her back the \$250,000. Parsons failed in disclosing to the U.S. Treasury Hahn's membership interests to the entity, Win Par Hospitality Laredo, LLC , however, Hahn was advised by her accountant that she did hold an equitable partnership interest to the LLC and that the partnership interest was not worthless In other words the LLC did not file bankruptcy, only Minor filed a chapter 7 personal bankruptcy with his spouse. Parsons and Minor also failed to disclose to Hahn the lot sale transaction for over \$2,400,000 on February 3, 2009, including their failure to write Hahn a check for \$250,000 as agreed. They have done so willfully.

- 21.. That Hahn had filed a prior complaint against both Minor and Parsons. In April of 2008 Parson and Minor agreed to sell the LLC business property in Texas and return \$250,000 to Hahn.
- 22.. That Parsons and Minors' joint counsel in Brevard County failed to respond to the complaint Hahn had filed. Accordingly, Hahn filed a Motion for Default.
23. That Florida counsel for Parsons and Minor filed

a Motion to Dismiss Hahn's Complaint.

24. That Hahn had no recourse but to retain counsel in Florida for representation of the matter in a hearing conducted in January of 2013.
25. That the case in Florida was subsequently scheduled for trial in September of 2013.
- 26.. That Attorney Sverbilow (Sverbilow) was notified of Minor's chapter 7 proceeding on July 17, 2013. After review of the bankruptcy petition, Sverbilow, notified Hahn that Minor did not disclose his debt to Hahn for \$250,000 on his chapter 7 petition.
27. That on August 2, 2013, Minor retained Krumbein to enjoin Hahn from proceeding with the trial in Brevard County, Florida. Hahn's counsel, Sverbilow, was also served an injunction notice.
28. That Krumbein also served Hahn and Sverbilow an adversary proceeding on the matter.
29. That Krumbein telephonically contacted Sverbilow threatening to sue Hahn and him for substantial sums of money, particulary he told Sverbilow, "She is a wealthy lady. I plan to sue you both for \$25,000 or more".  
That Hahn was notified of Krumbein's threat

- on October 23, 2013. For the record, Hahn may have been wealthy prior to being skammed out of her \$250,000 life savings. That is no longer the case and Hahn requests this court to enjoin Krumbein from contacting Sverbilow and/or herself with anymore threatening remarks since Sverbilow dismissed Minor from the FL state court action, however, Hahn pursues this matter in VA due to fraud.
30. That Hahn commenced action in seeking counsel in Virginia. Hahn was advised by counsel that Minor had failed to disclose the debt to Hahn for \$250,000, including his failure to disclose his former partnership interest in the entity, Win Par Hospitality Laredo, LLC. Accordingly, Minor was in violation of Section 523 of the bankruptcy code and was precluded from chapter 7 protection pursuant to Section 524 of the bankruptcy code.
31. That Hahn's was advised that Minor's debt to Hahn for \$250,000 may not be dischargeable based on fraud, specifically he concealed the debt to Hahn in the amount of \$250,000 since he wanted to conceal his partnership interests in Win Par Hospitality Laredo, LLC to extinguish any tax liabilities

which may have been incurred by listing the debt on his chapter 7 petition and/or the equity distribution he received when he refinanced the lots in Laredo, TX on August 1, 2008, which were subsequently sold in February of 2009 for over \$2,400,000.

32. That Krumbein has argued Minor is entitled to the discharge since the debt was a pre-debt which was incurred prior to the bankruptcy proceeding. Hahn argues that the debt is not related to Minor's bankruptcy since the lots were sold for over \$2,400,000, which exceeded the mortgage note amounts of \$743,000 per lot. Accordingly, there was no outstanding debt due to the lenders and the debt to Hahn should have been paid at the time Minor and Parson purchased two of the lots from Win Par Hospitality Laredo LLC in 2007 and used her capital of \$149,000 to purchase the lots without writing her a check, including when they refinanced all the LLC lots on August 1, 2008 for over \$2,100,000 or when the lots were sold on February 3, 2009, for over \$2,400,000. Apparently the equity of the LLC lots exceeded \$1,400,000 and there was plenty of money to pay Hahn the \$250,000, as agreed.

33. That Hahn has not been provided with the list of creditors on Minor's chapter 7 proceeding, except he reported a debt to his mortgage company, Diversified Commercial Mortgage, in the amount of \$783,000. That mortgage debt is not related to the LLC sales transaction since all notes were paid off when Compass Bank purchased the LLC lots on February 3, 2009. Further, Minor and Krumbein have alleged Hahn is a creditor and not a member to the entity, Win ParHospitality Laredo, LLC. They have done so willfully since Krumbein and Minor know Burke Financial, LLC is on the brink of a chapter 7 bankruptcy due to Minor and Parsons' failure to pay back Burke the \$250,000 as outlined in the settlement agreement. Apparently, Minor and Krumbein feel they get a better deal to sue Hahn personally instead of Burke Financial LLC which was the member of the LLC so that they can collect money from Hahn's social security disability check.
34. That Sverbilow advised Hahn that the debt could not be discharged if fraud had occurred.
35. That Hahn has begun investigation of the matter. The title reports of the LLC document Minor purchasing the LLC property in May of 2007,

however, Minor failed to write Hahn a check for the sales transaction, nor did he inform her that he had used her capital in the amount \$149,000 to buy the LLC property, namely lots 11 and 12.

- 36.. That Hahn was further informed from her title search that Minor had purchased a third lot for \$988,000 and that he had financed the property for \$743,000.
37. That Hahn was also informed that Minor and Parson had refinanced the LLC property for \$1,486,000 on August 1, 2008, being Lots 11 and 12.
38. That Minor and Parson purchased the LLC property a year earlier for \$328,000, almost a million dollars less than the refinanced amount, and failed to provide Hahn a check for the sales transaction.
39. That Hahn's title searches further document all three lots being sold on February 3, 2009, for \$802,000 a lot or a total sales transaction of over \$2,400,000

#### CLAIM FOR RELIEF

1. Hahn restates and realleges paragraphs 1-39.
2. Minor has willfully violated 11 U.S.C. Section 523 in that he concealed his debt to Hahn for \$250,000 and his former partnership interests with the entity, Win Par Hospitality Laredo, LLC., in efforts to

conceal any equity he received from refinancing the lots on August 1, 2008, and/or the equity received from the LLC lot sales for over \$2,400,000 on February 3, 2009.

3. That Minor has caused injury in fact, by causing among other effects, attorney and litigation fees in connection with litigating the FL state court lawsuit and the Virginia bankruptcy matter, mental and emotional distress, damage to Hahn and Burke's credit reputation, and damage to Hahn's physical well-being, specifically: making Hahn a victim of a business scam where she was robbed of her life savings of \$250,000 and victimizing Hahn with relentless threats and harassment in efforts to be dismissed from his financial obligations to her, including Minor and Krumbeins' intentions to rob Hahn again alleging Hahn and Sverbilow violated Section 524 of the bankruptcy code. Minor violated Section 523 of the bankruptcy code on his chapter 7 petition and is precluded from chapter 7 protection pursuant to Section 524 of the bankruptcy code. Hahn and Sverbilow were not informed of Minor's bankruptcy until July 17, 2013. Hahn has not been provided the list of creditors on Minor's chapter 7 petition and requests this court to reopen

the bankruptcy proceeding at this time to determine if the debt to Hahn and/or Burke Financial, LLC in the amount of \$250,000 can be discharged. In other words Minor can be excused for violating Section 523 of the bankruptcy code and whether or not his former actions were fraudulent while acting as a managing member to Win Par Hospitality Laredo, LLC. The title reports document no debt due and owing to the lenders of the lots since they were sold for more money than the borrowed note amounts and there was plenty of equity to pay Hahn the debt due and owing for \$250,000, specifically since the lots had appreciated considerably fromn the time of purchase in 2005. Apparently, Minor's bankruptcy proceedings are related to another business venture which occurred after the LLC lot sales on February 3, 2009. Hahn cannot be responsible for Minor's misfortune in other business ventures that failed after business was transacted with Win Par Hospitality Laredo LLC. Minor and Parson both knew they were responsible to pay Hahn the \$250,000 debt at the time the LLC lots sold. They did so willfully. Hahn should not be denied payment of the debt if Parsons and Minor used her capital in another business venture that tanked. Minor and Parson were not

authorized to use Hahn's money for any other transactions other than the entity, Win Par Hospitality Laredo, LLC. Hahn and Sverbilow cannot be responsible for Minor's violations of Section 523 of the bankruptcy code, nor his violations of the terms and conditions set forth in the operating agreement for Win Par Hospitality Laredo, LLC.

It is much the same that a criminal party not be charged with fraud for skimming the victim out of their life savings and be allowed to continue harassing the victim with threats to rob her again for rightfully seeking justice in the collection of a debt rightfully hers. The damage is done and the melicous conduct of the greedy defendants continue with relentless illegal tactics to rob her again and again with their adversary proceeding claims for an alleged violation of Section 524 of the bankruptcy code. On the contrary, the con artist's profit taking practices in acquiring over a million dollars from the victim's capital contributions of \$250,000 must be carefully considered before any sanctions are imposed to Hahn and Sverbilow.

Minor's actions will set a precedence for all debtors to follow suit in seeking unjust enrichment from robbing victims out of their life savings and then discharging the

debt owed to the victims in a bankruptcy proceeding that fails to disclose the debts owed to the victims and their former partnership interests which enabled the debtor the unjust enrichment. Hahn continues to suffer from Minor's malicious conduct in that he has opposed her right to happiness since his actions have been deliberate locking Hahn's life in misfortune. Minor continues to put the weight of his misfortune onto Hahn in hopes to extinguish his financial obligations to Hahn for \$250,000. Minor's malicious conduct has continued in efforts to extract more money from Hahn , which Hahn does not have, attributing to painful failures to Hahn's life. Minor's malicious efforts have attributed to so much negativity that Hahn has stopped believing in herself which has inverted her destiny for a better life free from pain and agony from harrassment and threats. Minor's conduct has attributed to day to day unhappiness where Hahn needs to pay attention to every expense while Minor can afford to treat himself and his family whatever way they like at Hahn's expense. Minor continues to live off the luck Hahn has been deprived of. Minor's actions have attributed to extreme anxiety, loss of wages, and endless litigation expenditures in his efforts to conceal the refinancing of the lots for

over \$2,000,000 dollars. The defendants, Minor and Krumbein, have done so willfully. They continue to point a gun to Hahn's head in efforts to sanction any and all property from Hahn to pacify their greed. It is much the same that a robber be allowed to continue robbing the victim of any and everything they can seize from their skams.

Hahn enters her Adversary Pleading to this matter at this time and requests this court to reopen Minor's bankruptcy to determine if the debt to Hahn is dischargeable in the amount of \$250,000, i.e., that Minor did not commit fraud when he purchased the lots from the LLC and failed to write Hahn a check for her capital contribution, including whether or not Minor committed fraud when he refinanced the lots for over two million dollars on August 1, 2008, and/or sold them for over \$2,400,000 on February 3, 2009, and failed to reimburse Hahn her capital contribution of \$250,000. Hahn further requests relief from this court to enjoin Krumbein from harrasment and threats in efforts to rob her for more money which Burke Financial LLC does not have.

*Eloise K. Hahn*

ELOISE K. HAHN  
Manager of Burke Financial LLC  
Member of Winpar Hospitality Laredo LLC  
313 East 1300 North  
Chesterton, IN 46304

I HEREBY CERTIFY that a true and correct copy of the foregoing  
*UPS*  
has been sent via priority U.S. Mail to Howard Sverbilow, Esquire, 190  
Fortenberry Road, Suite 107, Merritt Island, Florida 32952-3401, Jason  
M. Krumbein, Esquire, 5310 Market Road, Suite 102, Richmond, VA  
23230, Cindy Baumgartner, Deputy Clerk of the Court, U.S.  
Bankruptcy Court, 701 E. Broad St., Suite 4000, Richmond, VA 23219,  
Roy Terry, Esquire, Sands Anderson, P.O. Box 1998, Richmond, VA  
23218-1998, and Thomas A. Minor, 11603 Hardwood Drive, Richmond,  
VA23114 on November 16, 2013.

*Eloise K. Hahn*



**EXHIBIT A**

## Property Detail Report

For Property Located At :  
**6427 POLARIS DR, LAREDO, TX 78041**



### Owner Information

Owner Name: **NORTHPOINT PARK LTD**  
Mailing Address: **517 SHILOH DR #1, LAREDO TX 78045-6722 C076**  
Vesting Codes: **// CO**

### Location Information

Legal Description: **JACAMAN RANCH, BLOCK 2, LOT 11, UNIT 8**  
County: **WEBB, TX** APN: **947-46002-110**  
Census Tract / Block: **16.02 / 2** Alternate APN: **319083**  
Township-Range-Sect:  Subdivision: **JACAMAN RANCH**  
Legal Book/Page:  Map Reference: **/**  
Legal Lot: **11** Tract #:   
Legal Block: **2** School District: **S7**  
Market Area:  School District Name: **UNITED ISD**  
Neighbor Code: **CD94** Munic/Township: **LAREDO**

### Owner Transfer Information

Recording/Sale Date: **/** Deed Type:   
Sale Price:  1st Mtg Document #:   
Document #:

### Last Market Sale Information

Recording/Sale Date: **03/14/2011 / 03/10/2011** 1st Mtg Amount/Type: **\$479,750 / CONV**  
Sale Price: **\$599,687** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **ESTIMATED** 1st Mtg Document #: **3061-681**  
Document #: **3061-676** 2nd Mtg Amount/Type: **/**  
Deed Type: **SPECIAL WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #:  Price Per SqFt:   
New Construction:  Multi/Split Sale: **MULTI**  
Title Company: **NEEL TITLE CORP**  
Lender: **FALCON INTL BK**  
Seller Name: **COMPASS BK**

### Prior Sale Information

Prior Rec/Sale Date: **06/04/2007 / 05/29/2007** Prior Lender:   
Prior Sale Price:  Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: **2370-115** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **WARRANTY DEED**

### Property Characteristics

Year Built / Eff	<b>/</b>	Total Rooms/Offices	Garage Area:
Gross Area:		Total Restrooms:	Garage Capacity:
Building Area:		Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

### Site Information

Zoning:	B-4	Acres:	0.67	County Use:
Lot Area:	29,185	Lot Width/Depth: x		State Use: VACNT-PLATTED- LOT-COMM (C2)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:
Site Influence:		Sewer Type:		Building Class:
<b>Tax Information</b>				
Total Value:	\$131,330	Assessed Year:	2013	Property Tax: \$3,277.27
Land Value:	\$131,330	Improved %:		Tax Area: G3
Improvement Value:		Tax Year:	2013	Tax Exemption:
Total Taxable Value:				

**Street Map  
Plus Report  
For Property  
Located At**



**U.S. TITLE RECORDS  
PROPERTY & TITLE INFORMATION**

**6427 POLARIS DR, LAREDO, TX 78041**

[View Interactive Map](#)

**Transaction  
History Report  
For Property  
Located At**



**U.S. TITLE RECORDS  
PROPERTY & TITLE INFORMATION**

**6427 POLARIS DR, LAREDO, TX 78041**

#### **TRANSACTION HISTORY**

History Record #: 1

**Sale:**

Sale Recording Date:	03/14/2011	Sale Price:	\$599,688
Sale Date:	03/10/2011	Sale Price Type:	ESTIMATED
Rec. Document #:	3061-676	Multi/Split Sale:	MULTI
Document Type:	<b>SPECIAL WARRANTY DEED</b>	Other Document #:	

Title Company:	<b>NEEL TITLE CORP</b>
Buyer:	<b>NORTHPOINT PARK LTD</b>
Seller:	<b>COMPASS BK</b>

**Finance:**

Mtg Recording Date:	03/14/2011	Mtg Loan Type:	CONV
Mtg Document #:	3061-681	Mtg Rate Type:	
Document Type:	<b>DEED OF TRUST</b>	Mtg Term:	<b>15 YEARS</b>
Lender:	<b>FALCON INTL BK</b>	Mtg Rate:	
Loan Amount:	<b>\$479,750</b>	Borrower Vesting:	// CO
Borrower 1:	<b>NORTHPOINT PARK LTD</b>		

Borrower 2:

Borrower 3:

Borrower 4:

History Record #: 2

**Sale:**

Sale Recording Date:	<b>03/09/2009</b>	Sale Price:	<b>\$802,156</b>
Sale Date:	<b>02/03/2009</b>	Sale Price Type:	
Rec. Document #:	<b>2723-659</b>	Multi/Split Sale:	<b>MULTI</b>
Document Type:	<b>TRUSTEE'S DEED</b>	Other Document #:	
Title Company:	<b>ATTORNEY ONLY</b>		
Buyer:	<b>COMPASS BK</b>		
Seller:	<b>GARCIA CLAUDIA L</b>		

History Record #: 3

**Finance:**

Mtg Recording Date:	<b>08/01/2008</b>	Mtg Loan Type:	
Mtg Document #:	<b>2626-32</b>	Mtg Rate Type:	
	<b>MORTGAGE</b>		
Document Type:	<b>MODIFICATION AGREEMNT</b>	Mtg Term:	<b>1 YEARS</b>
	<b>* OTHER</b>		
Lender:	<b>INSTITUTIONAL LENDERS</b>	Mtg Rate:	
Loan Amount:	<b>\$743,000</b>	Borrower Vesting:	<b>//</b>
Borrower 1:	<b>MINOR THOMAS</b>	Orig. Recording	
	<b>A</b>	Date:	
Borrower 2:	<b>PARSONS WILLIAM R</b>	Orig. Document #:	
Borrower 3:			
Borrower 4:			

History Record #: 4

**Sale:**

Sale Recording Date:	<b>06/04/2007</b>	Sale Price:	
Sale Date:	<b>05/29/2007</b>	Sale Price Type:	
Rec. Document #:	<b>2370-115</b>	Multi/Split Sale:	<b>MULTIPLE</b>
Document Type:	<b>WARRANTY DEED</b>	Other Document #:	
Title Company:			
Buyer:	<b>MINOR THOMAS A</b>		
Seller:	<b>WINPAR HOSPITALITY LAREDO LLC</b>		

**EXHIBIT B**

## Property Detail Report

For Property Located At :  
**2311 SATURN DR, LAREDO, TX 78041**



### Owner Information

Owner Name: **NORTHPOINT PARK LTD**  
Mailing Address: **517 SHILOH DR #1, LAREDO TX 78045-6722 C076**  
Vesting Codes: **// CO**

### Location Information

Legal Description: **JACAMAN RANCH, BLOCK 2, LOT 12, UNIT 8**  
County: **WEBB, TX** APN: **947-46002-120**  
Census Tract / Block: **16.02 / 2** Alternate APN: **319084**  
Township-Range-Sect:  Subdivision: **JACAMAN RANCH**  
Legal Book/Page:  Map Reference: **/**  
Legal Lot: **12** Tract #:   
Legal Block: **2** School District: **S7**  
Market Area:  School District Name: **UNITED ISD**  
Neighbor Code: **CD94** Munic/Township: **LAREDO**

### Owner Transfer Information

Recording/Sale Date: **/** Deed Type:  
Sale Price:  1st Mtg Document #:

Document #:

### Last Market Sale Information

Recording/Sale Date: **03/14/2011 / 03/10/2011** 1st Mtg Amount/Type: **\$479,750 / CONV**  
Sale Price: **\$599,687** 1st Mtg Int. Rate/Type: **/**  
Sale Type: **ESTIMATED** 1st Mtg Document #: **3061-681**  
Document #: **3061-676** 2nd Mtg Amount/Type: **/**  
Deed Type: **SPECIAL WARRANTY DEED** 2nd Mtg Int. Rate/Type: **/**  
Transfer Document #:  Price Per SqFt:   
New Construction:  Multi/Split Sale: **MULTI**  
Title Company: **NEEL TITLE CORP**  
Lender: **FALCON INTL BK**  
Seller Name: **COMPASS BK**

### Prior Sale Information

Prior Rec/Sale Date: **06/04/2007 / 05/29/2007** Prior Lender:  
Prior Sale Price:  Prior 1st Mtg Amt/Type: **/**  
Prior Doc Number: **2370-115** Prior 1st Mtg Rate/Type: **/**  
Prior Deed Type: **WARRANTY DEED**

### Property Characteristics

Year Built / Eff	<b>/</b>	Total Rooms/Offices	Garage Area:
Gross Area:		Total Restrooms:	Garage Capacity:
Building Area:		Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

### Site Information

10/22/13 <https://mail-attachment.googleusercontent.com/attachment/u/0/?ui=2&ik=6b7184e650&view=att&th=141e1d593e4f8942&attid=0.1&disp=inline&realattid=bbff78b3...>

Zoning:	B-4	Acres:	0.78	County Use:	
Lot Area:	33,977	Lot Width/Depth:	x	State Use:	VACNT-PLATTED- LOT-COMM (C2)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	
<b>Tax Information</b>					
Total Value:	\$152,900	Assessed Year:	2013	Property Tax:	\$3,815.53
Land Value:	\$152,900	Improved %:		Tax Area:	G3
Improvement Value:		Tax Year:	2013	Tax Exemption:	
Total Taxable Value:					

**Transaction  
History Report**  
For Property  
Located At



## **U.S. TITLE RECORDS** PROPERTY & TITLE INFORMATION

**2311 SATURN DR, LAREDO, TX 78041**

### **TRANSACTION HISTORY**

History Record #: **1**

**Sale:**

Sale Recording Date:	<b>03/14/2011</b>	Sale Price:	<b>\$599,688</b>
Sale Date:	<b>03/10/2011</b>	Sale Price Type:	<b>ESTIMATED</b>
Rec. Document #:	<b>3061-676</b>	Multi/Split Sale:	<b>MULTI</b>
Document Type:	<b>SPECIAL WARRANTY DEED</b>	Other Document #:	
Title Company:	<b>NEEL TITLE CORP</b>		
Buyer:	<b>NORTHPOINT PARK LTD</b>		
Seller:	<b>COMPASS BK</b>		

**Finance:**

Mtg Recording Date:	<b>03/14/2011</b>	Mtg Loan Type:	<b>CONV</b>
Mtg Document #:	<b>3061-681</b>	Mtg Rate Type:	
Document Type:	<b>DEED OF TRUST</b>	Mtg Term:	<b>15 YEARS</b>

Lender:	<b>FALCON INT'L BK</b>	Mtg Rate:	
Loan Amount:	<b>\$479,750</b>	Borrower Vesting:	<b>// CO</b>
Borrower 1:	<b>NORTHPOINT PARK LTD</b>		

Borrower 2:

Borrower 3:

Borrower 4:

History Record #: **2**

**Sale:**

Sale Recording Date:	<b>03/09/2009</b>	Sale Price:	<b>\$802,156</b>
Sale Date:	<b>02/03/2009</b>	Sale Price Type:	
Rec. Document #:	<b>2723-659</b>	Multi/Split Sale:	<b>MULTI</b>
Document Type:	<b>TRUSTEE'S DEED</b>	Other Document #:	
Title Company:	<b>ATTORNEY ONLY</b>		
Buyer:	<b>COMPASS BK</b>		

Seller: GARCIA CLAUDIA L

History Record #: 3

*Finance:*

Mtg Recording Date: 08/01/2008 Mtg Loan Type:  
Mtg Document #: 2626-32 Mtg Rate Type:  
**MORTGAGE**  
Document Type: **MODIFICATION** Mtg Term: **1 YEARS**  
**AGREEMNT**  
**\* OTHER**  
Lender: **INSTITUTIONAL** Mtg Rate:  
**LENDERS**  
Loan Amount: \$743,000 Borrower Vesting: //  
Borrower 1: **MINOR THOMAS** Orig. Recording  
A Date:  
Borrower 2: **PARSONS** Orig. Document #:  
**WILLIAM R**  
Borrower 3:  
Borrower 4:

History Record #: 4

*Sale:*

Sale Recording Date: 06/04/2007 Sale Price:  
Sale Date: 05/29/2007 Sale Price Type:  
Rec. Document #: 2370-115 Multi/Split Sale: **MULTI**  
Document Type: **WARRANTY DEED** Other Document #:  
Title Company:  
Buyer: **MINOR THOMAS A**  
Seller: **WINPAR HOSPITALITY LAREDO LLC**

**EXHIBIT C**

**General Ledger Report**  
Period End Range: 1/31/2007 Through 12/31/2007

Account Jnl/Batch No.	Type	Document No.	Description	Jnl	Ap Date	Sys	IntCo	Subsid	Debit Amount	Credit Amount
--------------------------	------	--------------	-------------	-----	---------	-----	-------	--------	--------------	---------------

00-2650 - Notes Payable-IBC LAND LOAN

Open Balance:

A

4/30/2006

Posted Starting Balance:

NET

-328,000.00

ed

BB-0000000000022 A 0930

SOLD LAND TO BP/AT

BB

9/30/2007

4

328,000.00

Account Total: NET

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*General Ledger Report*

Period End Range: 1/31/2007 Through 12/31/2007

## Account

## Jrnl Batch No.

## Type Document No.

## Description

Jnl ApI Date

Sys IntCo

Subsid

Debit Amount

Credit Amount

00-2700 - Minor-Capital Bal Sheet

Open Balance:

A

1/13/2006

Posted Starting Balance: NET

-16,000.00

0.00

16,000.00

BB-0000000000018	A	010107
BB-0000000000018	A	010107
BB-0000000000019	A	010107

WPLAR OWES ATM	BB	1/1/2007	4
WPLAR OWES ATM	BB	1/1/2007	4
WPLAR OWES ATM	BB	1/1/2007	4

16,000.00	16,000.00
16,000.00	16,000.00

Account Total: NET

0.00

32,000.00

32,000.00

00-2701 - Hahn-Capital Bal Sheet

Open Balance:

A

3/31/2006

Posted Starting Balance: NET

-220,700.00

0.00

220,700.00

Posted	
BB-000000000022	A
0930	

SOLD LAND TO BP/AT

BB 9/30/2007 4

149,003.22

149,003.22

220,700.00

Account Total: NET

-71,696.78

149,003.22

220,700.00

00-3300 - Retained Earnings

Open Balance:

A

1/1/2007

58,813.51

Posted Starting Balance: NET

58,813.51

58,813.51

0.00

## General Ledger Report

Period End Range: 1/31/2007 Through 12/31/2007

Account Jnl Batch No.	Type	Document No.	Description	Jnl	ApI	Date	Sys	IntCo	Subsid	Debit Amount	Credit Amount
Account Type: NET <All Activities>										52 010.00	52 010.00

00-3350 - Income Summary

Open Balance:

Posted Starting Balance: NET

0.00

0.00

GJ-0000000000043	A	NL CE/IS	Current Earn / Income Summe GJ	13/12/2007	E	2.880.41
GJ-0000000000044	A	NL CE/IS	Current Earn / Income Summe GJ	13/12/2007	E	150.00
GJ-0000000000047	A	NL CE/IS	Current Earn / Income Summe GJ	13/12/2007	E	9.9
GJ-0000000000045	A	NL CE/IS	Current Earn / Income Summe GJ	2/28/2007	E	2.781.1
GJ-0000000000048	A	NL CE/IS	Current Earn / Income Summe GJ	2/28/2007	E	12.9
GJ-0000000000046	A	NL CE/IS	Current Earn / Income Summe GJ	3/31/2007	E	24.9
GJ-0000000000049	A	NL CE/IS	Current Earn / Income Summe GJ	3/31/2007	E	300.89
GJ-0000000000060	A	NL CE/IS	Current Earn / Income Summe GJ	3/31/2007	E	400.00
GJ-0000000000061	A	NL CE/IS	Current Earn / Income Summe GJ	3/31/2007	E	280.89
GJ-0000000000062	A	NL CE/IS	Current Earn / Income Summe GJ	3/31/2007	E	280.89
GJ-0000000000050	A	NL CE/IS	Current Earn / Income Summe GJ	4/30/2007	E	326.65
GJ-0000000000051	A	NL CE/IS	Current Earn / Income Summe GJ	5/31/2007	E	13.8
GJ-0000000000052	A	NL CE/IS	Current Earn / Income Summe GJ	6/30/2007	E	1.512.00
GJ-0000000000053	A	NL CE/IS	Current Earn / Income Summe GJ	7/31/2007	E	12.00
GJ-0000000000054	A	NL CE/IS	Current Earn / Income Summe GJ	8/31/2007	E	12.0
GJ-0000000000055	A	NL CE/IS	Current Earn / Income Summe GJ	9/30/2007	E	12.11
GJ-0000000000056	A	NL CE/IS	Current Earn / Income Summe GJ	10/31/2000	E	12.20
				280.86		

Account Total: NET

-8,678.24

00-3400 - Current Earnings  
Open Balance:

Posted Starting Balance: NET

10

GJ-0000000000043	A	NL CE/IS	Current Earn / Income Summe GJ	1/3/12/00
GJ-0000000000044	A	NL CE/IS	Current Earn / Income Summe GJ	1/3/12/00
GJ-0000000000047	A	NL CE/IS	Current Earn / Income Summe GJ	1/3/12/00

Created : 3/21/2008 4:37:02PM

**General Ledger Report**  
Period End Range: 1/31/2007 Through 12/31/2007

**Account**

Jrnl Batch No.	Type	Document No.	Description	Jnl Apl Date	Sys	IntCo	Subsid	Debit Amount	Credit Amount
GJ-0000000000015	A	NL CE/S	Current Earn / Income Summa GJ	2/28/2007	E			2,781.16	
GJ-0000000000048	A	NL CE/S	Current Earn / Income Summa GJ	2/28/2007	E			12.96	
GJ-0000000000046	A	NL CE/S	Current Earn / Income Summa GJ	3/31/2007	E			241.98	
GJ-0000000000049	A	NL CE/S	Current Earn / Income Summa GJ	3/31/2007	E			300.86	
GJ-0000000000060	A	NL CE/S	Current Earn / Income Summa GJ	3/31/2007	E			400.00	
GJ-0000000000061	A	NL CE/S	Current Earn / Income Summa GJ	3/31/2007	E			280.86	
GJ-0000000000062	A	NL CE/S	Current Earn / Income Summa GJ	3/31/2007	E			280.86	
GJ-0000000000050	A	NL CE/S	Current Earn / Income Summa GJ	4/30/2007	E			326.62	
GJ-0000000000051	A	NL CE/S	Current Earn / Income Summa GJ	5/31/2007	E			13.81	
GJ-0000000000052	A	NL CE/S	Current Earn / Income Summa GJ	6/30/2007	E			1,512.03	
-0000000000053	A	NL CE/S	Current Earn / Income Summa GJ	7/31/2007	E			12.05	
GJ-0000000000054	A	NL CE/S	Current Earn / Income Summa GJ	8/31/2007	E			12.07	
GJ-0000000000055	A	NL CE/S	Current Earn / Income Summa GJ	9/30/2007	E			12.12	
GJ-0000000000056	A	NL CE/S	Current Earn / Income Summa GJ	10/31/2007	E			12.20	
Account Total:				NET				8,959.10	280.86

60-6080 - Office Supplies Admin  
Open Balance:

Posted		Posted Starting Balance:	NET			
AP-0000000000023	A	000061	Vend-PION Inv No-1280 AP 1/1/2007	2	78.93	
BB-0000000000022	A	0306	WPLL P D ART ENG-BLUE BB 3/6/2007	4	280.86	
RB-0000000000023	A	0306	DUP ON AP BB 3/6/2007	4	280.86	
-0000000000025	A	000068	Vend-WPLL P Inv No-AR AP 3/21/2007	2	280.86	
AP-0000000000025	A	000069	Vend-SAFE Inv No. AP 4/19/2007	2	106.62	
Account Total:				NET	466.41	
					747.27	
					280.86	

60-6090 - Misc Supplies Admin  
Open Balance:

Posted		Posted Starting Balance:	NET			
AP-0000000000027	A	000075	Vend-BPARS Inv No-SMI AP 3/15/2007	2	400.00	

Created : 3/21/2008 4:37:02PM

## General Ledger Report

Period End Range: 1/31/2007 Through 12/31/2007

Account JrnL Batch No.	Type	Document No.	Description	Jnl	ApI	Date	Sys	IntCo	Subsid	Debit Amount	Credit Amount
Account Total:	NFT									400.00	0.00

60-6530 - Bank Fees Admin

Open Balance

Posted Starting Balance: **NET**

BB-00000000000017	A	011
BB-00000000000020	A	013
BB-00000000000020	A	022
BB-00000000000020	A	022
BB-00000000000020	A	022
BB-00000000000020	A	031
BB-00000000000020	A	042
BB-00000000000020	A	051
BB-00000000000020	A	053
BB-00000000000020	A	063
BB-00000000000020	A	731
BB-00000000000020	A	083
BB-00000000000020	A	093
BB-00000000000020	A	103

60-6551 - Legal Fees Admin  
Open Balance:

Posted  
AP-000000000024 A 000063  
AP-000000000025 A 000072

Vend-BURKE  
Vend-HMT  
Inv No-03/  
Inv No-JUN  
AP  
1/1/2007  
AP  
6/7/2007

Posted Starting Balance: NET 0.000

150.00  
1,500.00

Created: 3/21/2008 4:37:02PM

**General Ledger Report**

Period End Range: 1/31/2007 Through 12/31/2007

**Account****Jnl Batch No.****Type Document No.****Description****Account Total:** NET**Jnl Ap Date****Sys IntCo****Subsid****Debit Amount****Credit Amount**

60-6590 - Travel Admin

Open Balance:

Posted Starting Balance: NET

0.00

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Posted

AP-0000000000023 A

000055

000057

Vend-BPARS

Vend-WAK

Inv No-INV AP 1/16/2007

2

Inv No-LUT AP 3/21/2007

2

241.98

182.92

424.90

424.90

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61-6250 - Licenses, LLC, Fast Kit

Open Balance:

Posted Starting Balance: NET

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Posted

AP-0000000000025 A

000070

Vend-DIVCO

Inv No-LARI AP 4/19/2007

2

Account Total: NET

50.00

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Posted

AP-0000000000025 A

000071

Vend-BURKE

Inv No-LAR AP 4/19/2007

2

Account Total: NET

150.00

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## General Ledger Report

Period End Range: 1/31/2007 Through 12/31/2007

Posted	
AP-000000000000023	A 000053
AP-000000000000024	A 000064
AP-000000000000024	A 000064

Vend-IBC	Inv No-JAN07	AP	1/20/2007	2
Vend-IBC	Inv No-FEBO	AP	2/27/2007	2
Vend-IBC	Inv No-FEBO	AP	2/27/2007	2

2,612  
2,865

84.27  
.43  
.61

No-JAN07 AP 12/20/2  
No-FEBO AP 2/27/2  
No-FEBO AP 2/27/2

Total: **NET**

5,2

93.77

2,612  
2,865

4.61
4.43
84.277
84.277

### Total Transactions Processed:

Defined/Posted	138
Defined/Unposted	0
Undefined/Unpost	0

Undefined/Unposted

Submitted By: TRACIE

Selections  
CURRENT

Created : 3/21/2008 4:37:02PM

*General Ledger Report*

Period End Range: 1/31/2007 Through 12/31/2007

Account Jrnl Batch No.	Type	Document No.	Description	Jnl	Ap1	Date	Sys	IntCo	Subsid	Debit Amount	Credit Amount
Account Range:	[First]					{Last}					
Tran Type Range:	[First]					[Last]					
Currency Range:	[First]					[Last]					
Journal Range:	[First]					[Last]					
Period End Range:	1/31/2007					12/31/2007					
Source Company:	[All]										
Inter-Co ID:	[All]										
Account Type:	[All]										
System ID:	[All]										
Pmt Mode:	Posted										
Play Natural Crncy:	No										
Page Break on Accnt:	No										
Subtotal on Period:	No										
Activity Mode:	Suppress Zero Balance Accounts with No Activity										
Include Ending Adj Per:	No										
Include Undefined Acct:	No										

**EXHIBIT D**

**Section 8**  
**Termination and Dissolution of the LLC**

8.1. *Events of Dissolution.* The LLC shall be dissolved upon the occurrence of any of the following events:

- (a) The unanimous written consent of the Members;
- (b) The sale, transfer, or assignment of substantially all of the assets of the LLC;
- (c) (i) The adjudication of the LLC as insolvent within the meaning of insolvency in either bankruptcy or equity proceedings; (ii) the filing of an involuntary petition in bankruptcy against the LLC (which is not dismissed within 90 days); (iii) the filing against the LLC of a petition for reorganization under the Federal Bankruptcy Code or any state statute (which is not dismissed within 90 days); (iv) a general assignment by the LLC for the benefit of creditors; (v) the voluntary claim (by the LLC) that it is insolvent under any provisions of the Bankruptcy Code (or any state insolvency statutes); or (vi) the appointment for the LLC of a temporary or permanent receiver, trustee, custodian, or sequestrator and such receiver, trustee, custodian, or sequestrator is not dismissed within 90 days; and
- (d) As otherwise required by law.

8.2. *Conclusion of Affairs.* In the event of the dissolution of the LLC for any reason, the Members shall deliver articles of dissolution to the Department of State for filing, and shall proceed promptly to wind up the affairs of and liquidate the assets of the LLC. Except as otherwise provided in these Regulations, the Members shall continue to share distributions and tax allocations during the period of liquidation in the same manner as before the dissolution.

8.3. *Liquidating Distributions.* After paying or providing for the payment of all claims, debts or liabilities and obligations of the LLC and all expenses of liquidation, the proceeds of the liquidation and any other assets of the LLC shall be distributed to or for the benefit of the Members in accordance with Section 6.1 of these Regulations.

8.4. *Termination.* Upon completion of the liquidation of the LLC and the distribution of all LLC assets, the LLC shall terminate and the Members shall have the authority to execute and record Articles of Dissolution of the LLC, as well as any and all other documents required to effectuate the dissolution and termination of the LLC.

**Section 9**  
**Transfers of Membership Units**

9.1. *Restrictions on Transfers.* Membership Units may be transferred, as defined below, in whole or in part only in accordance with other specific provisions of these Regulations and the following provisions:

(a) For purposes of these Regulations, the term "Transfer" or "Transferred" shall mean the sale, assignment, transfer, pledge, encumbrance, or other disposition, by operation of law or otherwise, of Membership Units.

(b) Membership Units shall not be Transferred without the following:

(1) The full compliance with the terms of this Section 9;

(2) The consent of the Member(s) owning the remaining Membership Units; and

(3) An opinion of counsel, satisfactory to the Member(s) owning the remaining Membership Units, that the Transfer of the Membership Units does not violate the Securities Act of 200433 or any applicable state securities laws.

(c) Any Transfer of Membership Units shall be effective only to give the person to whom Transferred (the "Transferee") the right to receive the share of tax allocations and distributions to which the person transferring (the "Transferor") would otherwise be entitled. Except as otherwise provided herein, no Transferee of a Membership Units shall have the right to become a substituted Member unless the Member(s) owning the remaining Membership Units, in the exercise of its or their sole and absolute discretion, expressly consents thereto in writing and the Transferee agrees to be bound by all the terms and conditions of these Regulations as then in effect. Unless and until a Transferee is admitted as a substituted Member, the Transferee shall have no right to exercise any of the powers, rights, and privileges of a Member hereunder.

(d) No Member shall cause or permit to be created a lien or security interest in its Membership Units, except in favor of a lender to the LLC and upon Approval of the Members.

(e) Each Member agrees not to Transfer all or any part of its Membership Units (or take or omit any action, filing election, or other action which could result in a deemed transfer) if such Transfer (either considered alone or in the aggregate with prior transfers by other Members) would result in the termination of the LLC for federal income tax purposes. In order to enable the Members to identify Transfers which could result in such a termination, each Member covenants and agrees to immediately inform the other Members of any Transfers (or deemed Transfers for purposes of the Code).

(f) Any Transfer not in accord with this Section 9 shall be void *ab initio*.

(g) The LLC, each Member, and any other person or persons having business with the LLC need deal only with Members who are admitted as Members or as substituted Members of the LLC, and they shall not be required to deal with any other person by reason of Transfer or assignment of a Membership Unit by a Member or by reason of the death of a Member, except as otherwise provided in these Regulations. In the absence of the substitution (as provided herein) of a Member for an assigning or transferring Member, any payment to a Member or any trustee in bankruptcy in accordance with the terms of these Regulations shall

acquit the LLC and any other Member of all liability to any other persons or entities who may be interested in such payment by reason of assignment or transfer of such Member.

(h) Notwithstanding anything to the contrary, a Member may, at any time, transfer

his or her Membership Units to a revocable living trust wherein the transferor retains the power, acting alone, to re-vest title back into the Member's individual name.

9.2. *Right of First Refusal.* In the event that a Member (the "Selling Member") desires to transfer to any third person all or a portion of its Membership Units, the Selling Member may do so only in full and complete compliance with the procedures set forth in Section 9.1 and the procedures set forth below for each instance of transfer:

(a) The Selling Member shall give written notice (the "Notice") to each other Member ("Offeree(s)") setting forth, in substance, the following:

(1) That the Selling Member has given to, or received from, a third party (the "Offeror") a good faith written offer (the "Offer") to transfer all or a part of its Membership Units (the "Offered Interest"); and

(2) That the Selling Member thereby offers to transfer all Offered Interest to the Offeree(s), *pro rata* according to its or their respective Ownership Interests, at a price and upon such terms and conditions as are set forth in the Offer, a true copy of which shall be attached to the Notice.

(b) Within thirty (30) days after receipt of the Notice (the "Transfer Offering Period"), the Offeree(s) may, at its or their option, elect to purchase all (but not less than all) of the Offered Interests by giving written notice of the intention to do so to the Selling Member. Any Offeree may assign its purchase rights hereunder to any Member owning Membership Units. Closing of the purchase of the Offered Interests shall occur as set forth in Section 9.3.

(c) In the event that no Offeree(s) agree to purchase all of the Offered Interests in accordance with subparagraph (2) of this Section 9.2, the Selling Member shall provide Notice of such event to the President of the LLC. The LLC shall then have the amount of time set forth in the Transfer Offering Period to determine, based on the Approval of the Members other than the Selling Member, whether it shall elect to purchase all (but not less than all) of the Offered Interests, by giving written notice of its intention to do so to the Selling Member. The LLC may assign its purchase rights hereunder to any Member or other Person. Closing of the purchase of the Offered Interests shall occur as set forth in Section 9.3. Failure of the LLC or its assignee to notify the Selling Member of its acceptance within the relevant Transfer Offering Period shall be deemed to be its refusal to acquire the Offered Interests.

(d) In the event that an offer to Transfer made pursuant to Section 9.2(a), (b), or (c) is rejected, whether by expiration of the Transfer Offering Period or otherwise, and the Selling Member has complied with the requirements of Section 9.1 and Section 9.2, the Selling Member shall be permitted to Transfer the Offered Interests to the Offeror upon the terms and

conditions as stated in the Offer; provided, however, that such Transfer may not be effected until the Offeror has executed and adopted these Regulations or a counterpart thereof. Closing of the purchase of the Offered Interest shall occur as set forth in Section 9.3. Transfer pursuant to the Offer must made within sixty (60) days following the expiration of the relevant Transfer Offering Period and, if the Transfer is not made within such time period, the Offered Interests shall again become subject to the restrictions of these Regulations.

9.3. *Closing of a Transfer.* Closing for the Transfer of Membership Units pursuant to Section 9.2 shall occur within sixty (60) days following expiration of any relevant Transfer Offering Period and shall take place at the office of the LLC at 10:00 a.m. on the date so specified in the written notice, or at such other time and place as shall be mutually agreeable. At such closing, the seller must transfer and deliver the Membership Units to the buyer and the buyer shall pay the agreed consideration to the seller. The seller shall also deliver to the buyer an instrument executed by the seller, warranting that the Membership Units are free and clear of all liens, claims, and encumbrances of every kind. The seller shall also agree therein to indemnify the buyer against and to hold it harmless from any loss, cost, or damage which it may incur by reason of the breach of such warranty. Further, in the event that the seller shall fail to appear at the closing or shall fail to deliver the certificate or certificates representing the Membership Units when required to do so, or shall otherwise fail to comply with its obligations under these Regulations, the buyer may thereupon place cash or immediately and available funds equal to the purchase price in escrow for the seller, whereupon the LLC shall be privileged to cancel the seller's Membership Units and to treat the Membership Units as having been purchased by the buyer. Such purchase price shall be released from escrow only upon surrender by the seller of such certificate or certificates, properly endorsed for transfer, or proof of destruction or loss thereof satisfactory to the LLC.

9.4. *Repayment of Outstanding Loans of Members.* Notwithstanding any other provision of this Section 9, no Member may Transfer its Membership Units to a third party, and neither the LLC nor any Member may elect to purchase the Membership Units of another Member, unless such Member or the LLC agrees to pay, in cash at the time of closing of such transaction, any and all outstanding loans, debts, and obligations owed by the LLC to every other Member.

## Section 10 Administrative Provisions

### 10.1. *Principal Office.*

(a) The initial principal place of business and principal office of the LLC shall be in Brevard County, Florida. The LLC may relocate the principal office and principal place of business and have such additional offices as the Members may deem advisable.

(b) The President shall have the power, on behalf of the LLC, to designate, where required, a registered agent (or other agent for receipt of service of process) in each state or other jurisdiction in which the LLC transacts business and to designate, to the extent required, an office, place of business, or mailing address within or without that state or other jurisdiction.

**EXHIBIT E**

## Property Detail Report

For Property Located At:  
**6428 SINATRA PKWY, LAREDO, TX 78041**



### Owner Information

Owner Name: **NORTHPOINT PARK LTD**  
Mailing Address: **517 SHILOH DR #1, LAREDO TX 78045-6722 C076**  
Vesting Codes: **// CO**

### Location Information

Legal Description: **JACAMAN RANCH, BLOCK 2, LOT 13, UNIT 8**

County:	WEBB, TX	APN:	947-46002-130
Census Tract / Block:	16.02 / 2	Alternate APN:	319085
Township-Range-Sect:		Subdivision:	JACAMAN RANCH
Legal Book/Page:		Map Reference:	/
Legal Lot:	13	Tract #:	
Legal Block:	2	School District:	S7
Market Area:		School District Name:	UNITED ISD
Neighbor Code:	CD94	Munic/Township:	LAREDO

### Owner Transfer Information

Recording/Sale Date: **/** Deed Type:  
Sale Price: **/** 1st Mtg Document #:

Document #:

### Last Market Sale Information

Recording/Sale Date:	03/14/2011 / 03/10/2011	1st Mtg Amount/Type:	\$479,750 / CONV
Sale Price:	\$599,687	1st Mtg Int. Rate/Type:	/
Sale Type:	ESTIMATED	1st Mtg Document #:	3061-681
Document #:	3061-676	2nd Mtg Amount/Type:	/
Deed Type:	SPECIAL WARRANTY DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE

Title Company: **NEEL TITLE CORP**  
Lender: **FALCON INTL BK**  
Seller Name: **COMPASS BK**

### Prior Sale Information

Prior Rec/Sale Date:	06/04/2007 / 05/31/2007	Prior Lender:	LAREDO NATL BK
Prior Sale Price:	\$988,190	Prior 1st Mtg Amt/Type:	\$743,000 /
Prior Doc Number:	2370-118	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	WARRANTY DEED		

### Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices	Garage Area:
Gross Area:		Total Restrooms:	Garage Capacity:
Building Area:		Roof Type:	Parking Spaces:
Tot Adj Area:		Roof Material:	Heat Type:
Above Grade:		Construction:	Air Cond:
# of Stories:		Foundation:	Pool:
Other Improvements:		Exterior wall:	Quality:
		Basement Area:	Condition:

### Site Information

Zoning:	B-4	Acres:	0.79	County Use:
Lot Area:	34,412	Lot Width/Depth:	x	State Use: VACNT-PLATTED-LOT-COMM (C2)
Land Use:	COMMERCIAL LOT	Commercial Units:		Water Type:
Site Influence:		Sewer Type:		Building Class:
Tax Information				
Total Value:	\$184,110	Assessed Year:	2013	Property Tax: \$4,594.37
Land Value:	\$184,110	Improved %:		Tax Area: G3
Improvement Value:		Tax Year:	2013	Tax Exemption:
Total Taxable Value:				

Street Map  
Plus Report  
For Property  
Located At



## U.S. TITLE RECORDS

PROPERTY & TITLE INFORMATION

**6428 SINATRA PKWY, LAREDO, TX 78041**

[View Interactive Map](#)

Transaction  
History Report  
For Property  
Located At



## U.S. TITLE RECORDS

PROPERTY & TITLE INFORMATION

**6428 SINATRA PKWY, LAREDO, TX 78041**

### TRANSACTION HISTORY

History Record #: 1

*Sale:*

Sale Recording Date:	03/14/2011	Sale Price:	\$599,688
Sale Date:	03/10/2011	Sale Price Type:	ESTIMATED
Rec. Document #:	3061-676	Multi/Split Sale:	MULTIPLE
Document Type:	<b>SPECIAL WARRANTY DEED</b>	Other Document #:	

Title Company: NEEL TITLE CORP  
Buyer: NORTHPOINT PARK LTD  
Seller: COMPASS BK

*Finance:*

Mtg Recording Date:	03/14/2011	Mtg Loan Type:	CONV
Mtg Document #:	3061-681	Mtg Rate Type:	
Document Type:	<b>DEED OF TRUST</b>	Mtg Term:	<b>15 YEARS</b>
Lender:	FALCON INT'L BK	Mtg Rate:	
Loan Amount:	\$479,750	Borrower Vesting:	/ CO
Borrower 1:	<b>NORTHPOINT PARK LTD</b>		

Borrower 2:  
Borrower 3:  
Borrower 4:

History Record #: 2

***Sale:***

Sale Recording Date:	<b>03/09/2009</b>	Sale Price:	<b>\$802,156</b>
Sale Date:	<b>02/03/2009</b>	Sale Price Type:	
Rec. Document #:	<b>2723-659</b>	Multi/Split Sale:	<b>&lt;/TD&gt;</b>
Document Type:	<b>TRUSTEE'S DEED</b>	Other Document #:	
Title Company:	<b>ATTORNEY ONLY</b>		
Buyer:	<b>COMPASS BK</b>		
Seller:	<b>GARCIA CLAUDIA L</b>		

History Record #: **3*****Finance:***

Mtg Recording Date:	<b>08/01/2008</b>	Mtg Loan Type:	
Mtg Document #:	<b>2626-32</b>	Mtg Rate Type:	
Document Type:	<b>MODIFICATION AGREEMNT</b>	Mtg Term:	<b>1 YEARS</b>
Lender:	<b>INSTITUTIONAL LENDERS</b>	Mtg Rate:	
Loan Amount:	<b>\$743,000</b>	Borrower Vesting:	<b>//</b>
Borrower 1:	<b>MINOR THOMAS</b>	Orig. Recording	
	<b>A</b>	Date:	
Borrower 2:	<b>PARSONS WILLIAM R</b>	Orig. Document #:	
Borrower 3:			
Borrower 4:			

History Record #: **4*****Sale:***

Sale Recording Date:	<b>06/04/2007</b>	Sale Price:	<b>\$988,190</b>
Sale Date:	<b>05/31/2007</b>	Sale Price Type:	<b>ESTIMATED</b>
Rec. Document #:	<b>2370-118</b>	Multi/Split Sale:	
Document Type:	<b>WARRANTY DEED</b>	Other Document #:	
Title Company:			
Buyer:	<b>MINOR TOMAS A</b>		
Seller:	<b>PRUNEDA FRANCISCO JR &amp; LAURA</b>		

***Finance:***

Mtg Recording Date:	<b>06/04/2007</b>	Mtg Loan Type:	
Mtg Document #:	<b>2370-122</b>	Mtg Rate Type:	
Document Type:	<b>DEED OF TRUST</b>	Mtg Term:	<b>1 YEARS</b>
Lender:	<b>LAREDO NAT'L BK</b>	Mtg Rate:	
Loan Amount:	<b>\$743,000</b>	Borrower Vesting:	<b>//</b>
Borrower 1:	<b>MINOR TOMAS A</b>		
Borrower 2:	<b>PARSONS WILLIAM R</b>		
Borrower 3:			
Borrower 4:			

**EXHIBIT F**



Dcmmtg@cs.com  
03/08/2006 01:45 PM

To  
Subject Fwd: Revised - Exhibit A page

T. Alan Minor  
President  
Commercial Services  
Diversified Commercial Mortgage  
(P) 804-423-6412  
(P) 866-562-2147  
(F) 866-331-3568

----- Message from Bill Parsons <bparsons@schms.com> on Wed, 8 Mar 2006 11:42:12 -0800 (PST) -----

**To:** "T. Alan Minor" <dcmmtg@cs.com>  
**Subject:** Revised - Exhibit A page

Alan,

Please replace this corrected percentage's page with the one that is incorrect.

Thanks,  
Bill

Bill Parsons  
President  
Space Coast Hospitality Management Services  
P.O. Box 321534  
Cocoa Beach, FL 32931  
Phone: 321-868-4304



Fax: 321-868-3938 EXHIBIT A - Subscription Agreement %'s.doc

**EXHIBIT "A"**

**WINPAR HOSPITALITY LAREDO, LLC**

**List of Members and Percentages**

<b><u>Member</u></b>	<b><u>Percentage</u></b>
WinPar Hospitality, LLLP	<b>40.9%</b>
T. Alan Minor	<b>40.9%</b>
Eloise Hahn	<b>18.2%</b>

**CERTIFICATE** No. **Q1** For **18.2** Units Received Certificate No. \_\_\_\_\_ From whom transferred  
Issued to BURKE FINANCIAL, LLC For \_\_\_\_\_ Units  
on \_\_\_\_\_, \_\_\_\_\_  
Dated **APRIL 10**, **2006**

NO. OF ORIGINAL CERTIFICATE UNITS	NO. OF UNITS TRANSFERRED
1	18.2

ORGANIZED UNDER THE LAWS OF  
THE STATE OF FLORIDA

UNITS  
18.2

*Membership Certificate*

## WinPar Hospitality Laredo, LLC

A LIMITED LIABILITY COMPANY

Unit Certificate

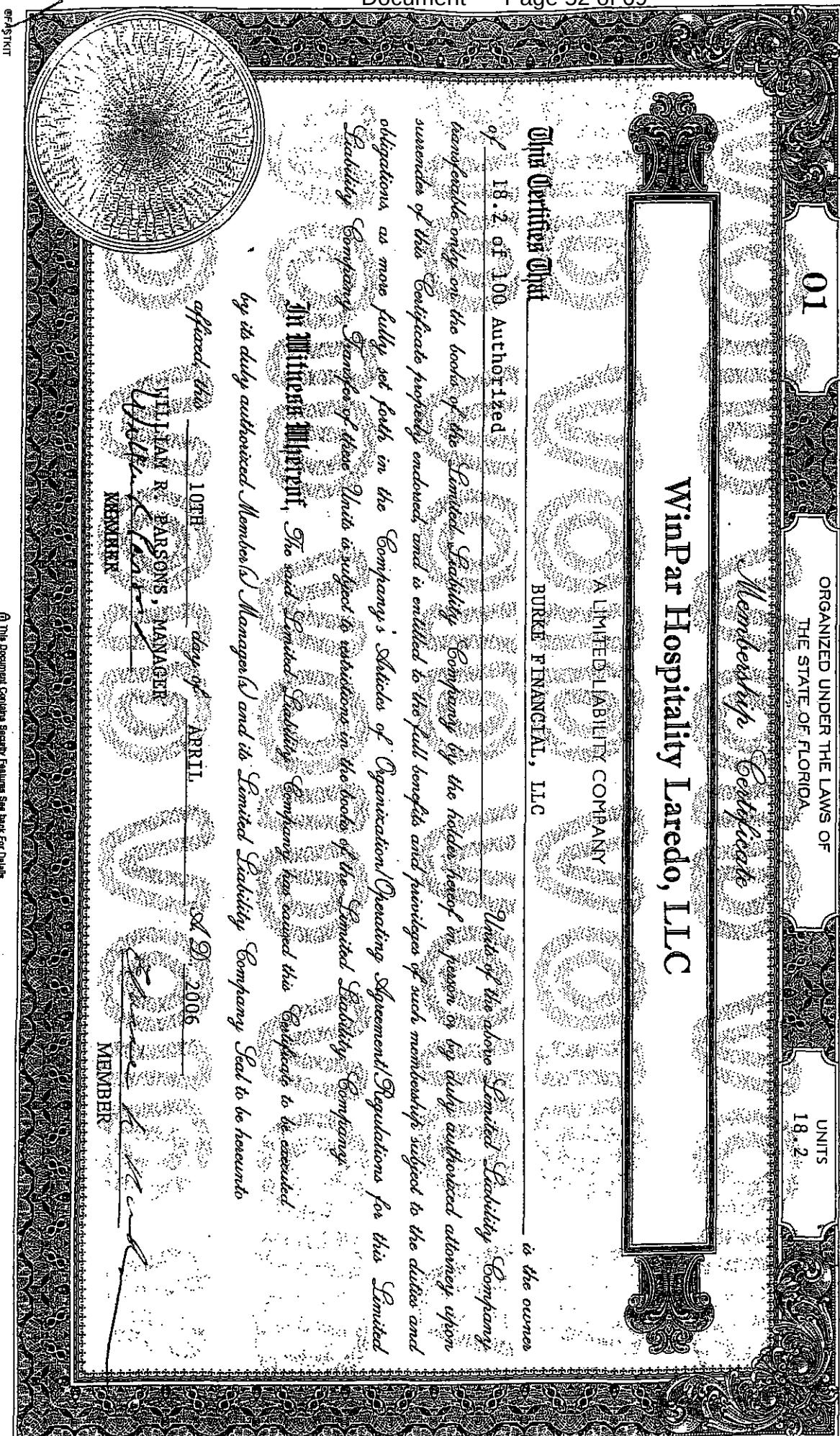
of **18.2** of **100** Authorized

I, **BURKE FINANCIAL, LLC**, am the owner  
of **18.2** of **100** authorized units of the above Limited Liability Company  
transferable only on the books of the Limited Liability Company by duly authorized attorney upon  
surrender of this Certificate properly endorsed and is entitled to the full benefits and privileges of such membership subject to the duties and  
obligations, as more fully set forth in the Company's Articles of Organization/Operating Agreement/Regulations for this Limited  
Liability Company. Transfer of these Units is subject to restrictions in the books of the Limited Liability Company.

In Witness Whereof, The said Limited Liability Company has recd the foregoing to be executed  
by its duly authorized Member(s) Manager(s) and its Limited Liability Company Seal to be recd.

affixed this **10TH** day of **APRIL**, **2006**

*J. Julian R. Parsons, Manager*  
*Jeffrey R. Parsons*  
MEMBER



**Confirmation Report - Memory Send**

Page : 001  
Date & Time: Mar-30-06 12:02pm  
Line 1 : +13128864235  
Machine ID : US EPA

Job number : 896  
Date : Mar-30 12:01pm  
To : 913124543856  
Number of pages : 001  
Start time : Mar-30 12:01pm  
End time : Mar-30 12:02pm  
Pages sent : 001  
Status : OK  
Job number : 896

\*\*\* SEND SUCCESSFUL \*\*\*

March 30, 2006

**MEMORANDUM**

**TO:** James Abraham via facsimile (312) 454-3856  
Vice President of Investments  
Stifel Nicolaus

**FROM:** Eloise Hahn Eloise Hahn

**RE:** Account No. 31348898

Please wire \$220,700 of monetary funds to:

International Bank of Commerce  
1200 San Bernardo Ave  
Laredo, TX 78042  
Ph. 956-722-7611

The money should be credited to Winpar Hospitality Laredo LLC

Routing #1140902528  
Account # 6001323623

Please email me receipt that this was done today. My email address is: [hahn.eloise@epa.gov](mailto:hahn.eloise@epa.gov)  
I would also appreciate if you email my business partner Alan Minor a copy of receipt as well.  
His email address is: [Demmings@cs.com](mailto:Demmings@cs.com). Thank you very kindly.

EXHIBIT "A"

**WINPAR HOSPITALITY LAREDO, LLC**

List of Members and Percentages

<u>Member</u>	<u>Units</u>	<u>Percentage</u>
<b>WinPar Hospitality, LLLP</b>	<b>45.05</b>	<b>45.05%</b>
<b>T. Alan Minor</b>	<b>45.05</b>	<b>45.05%</b>
<b>Burke Financial, LLC</b>	<b>9.9</b>	<b>9.9%</b>

**EXHIBIT G**

**Eloise K. Hahn  
313 East 1300 North  
Chesterton, IN 46304  
(708) 408-8266  
eloisehahn349@gmail.com**

January 18, 2011

*Alan Minor  
11603 Hardwood Drive  
Midlothian, VA 23114*

*Re: Promissary note date September 17, 2009*

*Dear Alan:*

*I am writing to you to demand the \$250,000 in its entirety effective today, January 18, 2011. In accordance with the Promissary Note you agreed to pay back the \$250,000 on a best efforts basis. Further, you agreed to assist me with any and all business statements requested. To date, I have not received any receipts, checks, etc., which document the disbursement of my \$250,000. The Internal Revenue Service has also gotten involved and is demanding proof of the disposition of my \$250,000. The listing agreement with Lula Morales terminated in year 2008. The listing agent further indicated to me that the property was foreclosed upon. Please get back with me ASAP. Thank you very kindly.*

*Sincerely yours,*

*Eloise K. Hahn*

**Eloise K. Hahn**  
**313 East 1300 North**  
**Chesterton, IN 46304**  
**(708) 408-8266**  
**[eloisehahn349@gmail.com](mailto:eloisehahn349@gmail.com)**

January 18, 2011

*William (Bill) Parsons  
152 Martesia Way  
Indian Harbor Beach, Florida 32937*

Re: Promissary note date September 17, 2009

Dear Bill:

*I am writing to you to demand the \$250,000 in its entirety effective today, January 18, 2011. In accordance with the Promissary Note you agreed to pay back the \$250,000 on a best efforts basis. Further, you agreed to assist me with any and all business statements requested. To date, I have not received any receipts, checks, etc., which document the disbursement of my \$250,000. The Internal Revenue Service has also gotten involved and is demanding proof of the disposition of my \$250,000. The listing agreement with Lula Morales terminated in year 2008. The listing agent further indicated to me that the property was foreclosed upon. Please get back with me ASAP. Thank you very kindly.*

*Sincerely yours,*

*Eloise K. Hahn*

**EXHIBIT H**

all make such offsetting special allocations of LLC income, gain, loss, or deduction in manner they determine appropriate so that, after such offsetting allocations are made, each Member's Capital Account balance is, to the extent possible, equal to the Capital Account balance such Member would have had if the Regulatory Allocations were not part of the Regulations and all items were allocated pursuant to Section 7.2(c).

7.3. *Tax Year and Accounting Matters.* The Fiscal Year of the LLC shall be the calendar year. The LLC shall adopt such methods of accounting and file its tax returns on the methods of accounting determined by the Members. The Members shall be responsible for all accounting matters of the LLC.

7.4. *Tax Elections.* The Members agree that the LLC shall be taxed as a Partnership for tax purposes, and the Members shall take any and all action necessary to effectuate Partnership tax treatment. The Members, in their reasonable discretion, may cause the LLC to make or revoke all tax elections provided for under the Internal Revenue Code.

7.5. *Tax Matters Member.* **WILLIAM R. PARSONS** shall be the "Tax Matters Member" of the LLC, as that term is used in Subchapter C of Chapter 63 of the Code, and the Members will take such actions as may be necessary, appropriate, or convenient to effect the designation of **WILLIAM R. PARSONS** as such Tax Matters Member. The Tax Matters Member shall have full and unlimited discretion to perform or to fail to perform any actions or to make any decisions which under the Code may be made by a Tax Matters Member. All costs of **WILLIAM R. PARSONS** in connection with its duties as "Tax Matters Member," including reasonable attorneys' fees, shall be the obligation of and shall be paid or reimbursed by the LLC.

## Section 8 Termination and Dissolution of the LLC

8.1. *Events of Dissolution.* The LLC shall be dissolved upon the occurrence of any of the following events:

- (a) The unanimous written consent of the Members;
- (b) The sale, transfer, or assignment of substantially all of the assets of the LLC;
- (c) (i) The adjudication of the LLC as insolvent within the meaning of insolvency in either bankruptcy or equity proceedings; (ii) the filing of an involuntary petition in bankruptcy against the LLC (which is not dismissed within 90 days); (iii) the filing against the LLC of a petition for reorganization under the Federal Bankruptcy Code or any state statute (which is not dismissed within 90 days); (iv) a general assignment by the LLC for the benefit of

creditors; (v) the voluntary claim (by the LLC) that it is insolvent under any provisions of the Bankruptcy Code (or any state insolvency statutes); or (vi) the appointment for the LLC of a temporary or permanent receiver, trustee, custodian, or sequestrator and such receiver, trustee, custodian, or sequestrator is not dismissed within 90 days; and

- (d) As otherwise required by law.

8.2. *Conclusion of Affairs.* In the event of the dissolution of the LLC for any reason, the Members shall deliver articles of dissolution to the Department of State for filing, and shall proceed promptly to wind up the affairs of and liquidate the assets of the LLC. Except as otherwise provided in these Regulations, the Members shall continue to share distributions and tax allocations during the period of liquidation in the same manner as before the dissolution.

8.3. *Liquidating Distributions.* After paying or providing for the payment of all claims, debts or liabilities and obligations of the LLC and all expenses of liquidation, the proceeds of the liquidation and any other assets of the LLC shall be distributed to or for the benefit of the Members in accordance with Section 6.1 of these Regulations.

8.4. *Termination.* Upon completion of the liquidation of the LLC and the distribution of all LLC assets, the LLC shall terminate and the Members shall have the authority to execute and record Articles of Dissolution of the LLC, as well as any and all other documents required to effectuate the dissolution and termination of the LLC.

## **Section 9 Transfers of Membership Units**

9.1. *Restrictions on Transfers.* Membership Units may be Transferred, as defined below, in whole or in part only in accordance with other specific provisions of these Regulations and the following provisions:

(a) For purposes of these Regulations, the term "Transfer" or "Transferred" shall mean the sale, assignment, transfer, pledge, encumbrance, or other disposition, by operation of law or otherwise, of Membership Units.

(b) Membership Units shall not be Transferred without the following:

- (1) The full compliance with the terms of this Section 9;
- (2) The consent of the Member(s) owning the remaining Membership Units; and

**ADDENDUM**

**Kevin L. Willis  
Attorney at Law  
2137 S. Euclid Ave., Ste. #3  
Berwyn, Illinois 60402  
(708)484-1000/484-1140 fax**

**February 6, 2006**

**Fax: 866-331-3568**

**Mr. T. Alan Minor**

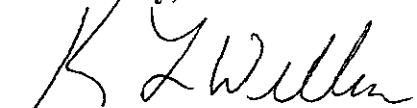
**Re: Eloise Hahn ~ Laredo, TX Quality Inn**

**Dear Mr. Minor:**

**As you are aware, I am the attorney for Ms. Hahn. I have discussed the above investment with Ms. Hahn at great length. Ms. Hahn has instructed me to inform you that she is no longer interested in the Laredo, TX property.**

**Thank you for your consideration.**

**Yours truly,**



**Kevin L. Willis  
KLW/dkd**

Eloise Hahn/R5/USEPA/US  
07/25/2007 05:06 PM  
  
To Dcmmtg@cs.com  
cc  
bcc  
  
Subject Re: Laredo Project

Yes, proceed and advise me when I will get the \$250,000. I will send you wiring instructions for UBS not Stifel.

Dcmmtg@cs.com

Dcmmtg@cs.com To  
07/19/2007 07:31 AM  
  
Subject Re: Laredo Project

Traveling for work, not vacation. Call me on my cell phone -- 804-677-5923. We have been offered \$1,100,000.00 for the 3 lots in Laredo. That would pay you \$250,000.00 after the land loan is paid. Do you think we should pursue this option?

Thanks

T. Alan Minor  
President  
Commercial Services  
Diversified Commercial Mortgage  
(P) 804-423-6412  
(P) 866-562-2147  
(F) 866-331-3568

United States Bankruptcy Court  
Eastern District of Virginia  
Richmond Division  
701 East Broad Street  
Richmond, VA 23219

Case Number 10-30161-DOT  
Chapter 7  
Adversary Proceeding Number 13-03152-DOT  
Judge Douglas O. Tice Jr.

In re: Thomas Alan Minor and Renee Scott Minor

Thomas Alan Minor

Plaintiff(s)

v.

Eloise K. Hahn et. al.

Defendant(s)

Second Memorandum In Support of Motion to Dismiss Adversary Complaint filed by Thomas Alan Minor filed by Eloise K. Hahn (Baumgartner, Cindy) and/or in the Alternative Judgment on the Pleadings

An examination of Plaintiff's exhibit revealed that Defendant inquired whether Plaintiff had listed Defendant as a creditor. The reason for this inquiry was that failure to notify (Hahn) would not discharge the debt if the claim was for fraud. 11 U.S.C. 523(A)(3) In re Geris, 240 B.R. 228 (W.D. VA 1999). Defendant Hahn objects to the discharge of debt in the amount of \$250,000 from Minor based on fraud and affirmatively states as follows:

1. Minor purchased two lots, namely Lots 11 and 12, in Block Number 2, Jacaman Ranch Subdivision, Unit 8, City of Laredo, Texas, Webb County, commonly known as 6427 Polaris Drive and 2311 Saturn Drive on May 29, 2007, from Win Par Hospitality Laredo LLC (LLC). A title search for these two lots is hereto attached in Exhibits A and B.
2. That the sales price was not shown on the title search records since the sales price was not disclosed to the county at the time of purchase.
3. That the accounting records of Win Par Hospitality Laredo LLC document both Parson and Minor purchasing the two lots from the LLC on September 30, 2007 for \$328,000, a copy of which is hereto attached in Exhibit C.
4. That the accounting records of Win Par Hospitality Laredo LLC (LLC) further document Parson using \$149,003.22 of Hahn's capital to pay off the mortgage note for Lots 11 and 12 with Laredo National Bank on September 30, 2007.
5. That Lots 11 and 12 were purchased by the LLC on December 14, 2005, a copy of the settlement transaction is hereto attached in Exhibit D.
6. That a lien note from Laredo National Bank was issued to the LLC at the time of purchase for Lots 11 and 12 in the amount of \$328,000. A copy of the lien note is hereto attached in Exhibit E.
7. That the warranty deeds conveyed to Minor on May 29, 2007,

for Lots 11 and 12 were free and clear of any liens and encumbrances once Hahn's capital was used to pay off the remaining balance of the mortgage note with Laredo National Bank for \$328,000. Essentially, the LLC's bank account with Laredo National Bank was closed after Minor and Parson purchased the LLC's business property, being Lots 11 and 12.

8. That Minor purchased a third lot adjacent to Lots 11 and 12 namely Lot 13 commonly known as 6428 Sinatra Parkway, Laredo, Texas, Webb County on May 31, 2007 from the selling parties Francisco Jr & Laura Pruneda in the amount of \$988,190. At the time of purchase Minor financed the property with a one year mortgage note from Laredo National Bank in the amount of \$743,000. A copy of the title search for lot 13 is hereto attached in Exhibit F.

9. That Minor may have used as collateral, Lots 11 and 12s' equity for the purchase of Lot 13 in the amount of \$248,000.

10. That Hahn entered into a settlement agreement with Minor and Parson in April of 2008, specifically they would list the three lots for sale at \$1,300,000. A copy of the settlement and listing agreement are hereto attached in Exhibit G.

11. That the listing agent was instructed to remove the three lots from her listing prior to its expiration date of August 28, 2008.

12. That Minor and Parson negotiated with other institutional lenders three mortgage modification agreements, each in the amount of \$743,000.

A title search for Lots 11, 12, and 13 have recorded these notes on

August 1, 2008. Further, title searches for Lots 11 and 12 do not record a mortgage agreement prior to August 1, 2008.

13. That the three lots, namely Lots 11, 12, and 13 were sold to Compass Bank on February 3, 2009, each in the amount of \$802,156 or a total sales transaction amount of \$2,406,468.

14. That the sale transaction date of February 3, 2009, occurred about 6 months from the time the mortgage modification agreements were recorded, being August 1, 2008.

15. That title searches for all three lots document NO foreclosure activity .

16. That Minor's email to Hahn on March 5, 2008, states an interest rate of 8.5% for the debt service prior to August 1, 2008. Additionally, Minor advised Hahn that the bank would extend financing for the lots since he knew Minor was trying to sell or develop the lots. Further, Minor advised Hahn that the bank had the deed and that he did not want to ask for it and start a bunch of questions. Apparently, the bank was satisfied with Minor's focus on projects closer to home and that he wanted to leave it that way. A copy of the email is hereto attached in Exhibit H.

17. That apparently Minor and Parson sold the three lots to Compass Bank for \$2,406,468 on February 3, 2009, through the bank's intermediary, namely Claudia L. Garcia.

18. That Minor and Parson have failed to pay Hahn to date, her \$250,000 capital contribution, as outlined in the attached promissary

note, a copy of which is hereto attached in Exhibit I.

19. That Parson has not filed a bankruptcy proceeding to date in Brevard county.

20. That Minor's chapter 7 bankruptcy proceeding in Richmond, VA has not disclosed the debt to Hahn in the amount of \$250,000, nor has Minor disclosed his prior partnership interest with Win Par Hospitality LLC, pursuant to section 524 of the bankruptcy code.

21. That Hahn's additional capital contribution in excess of \$71,000 was used by Parson to pay off the LLC's payable notes, including his own note, as evidenced in the LLC's accounting records for 2008, a copy of which is hereto attached in Exhibit J.

22. That Parson dissolved the LLC after his execution of the promissary note with Minor on September 17, 2009.

23. That Hahn alleges Minor and Parson both receiving over a million dollars from the sale of the three lots on February 3, 2009, specifically Lots 11 and 12 were free from any liens or encumbrances prior to the refinancing of the lots on August 1, 2008, and essentially the two lots had an equity line of credit of \$743,000 each or a total equity line of credit of \$1,486,000.

Wherefore Hahn objects to the discharge of debt to Hahn in the amount of \$250,000 due to fraud. Wherefore Defendant Hahn demands judgment of the pleadings and collection for damages and attorney fees and/or dismissal.

Respectfully submitted,

Eloise K. Hahn  
313 East 1300 North  
Chesterton, IN 46304  
eloisehahn349@gmail.com

I HEREBY CERTIFY that a true and correct copy of the foregoing has been sent via priority U.S. Mail to Howard Sverbilow, Esquire, 190 Fortenberry Road, Suite 107, Merritt Island, Florida 32952-3401, Jason M. Krumbein, Esquire, 5310 Market Road, Suite 102, Richmond, VA, 23230, Cindy Baumgartner, Deputy Clerk of the Court, U.S. Bankruptcy Court, 701 E. Broad St., Suite 4000, Richmond, VA 23219, Alan T. Minor, 11603 Hardwood Drive, Midlothian, Virginia 23114, and Roy Terry, Esquire, Sands Anderson, P.O. Box 1998, Richmond, VA 23218-1998, on November 16, 2013

November 16, 2013

Eloise K. Hahn  
Manager, Burke Financial LLC  
Member of Win Par Hospitality LLC  
313 East 1300 North  
Chesterton, IN 46304